LOT 18
IN OR 806 PG 666
POINT SOUTH #4 PB 4/111-112

DAVIS WINSTON K
54020 WANDA WAY
CALLAHAN, FL 32011

2025

37-1N-25-2990-0018-0000

BUILDING CHARACTERISTICS

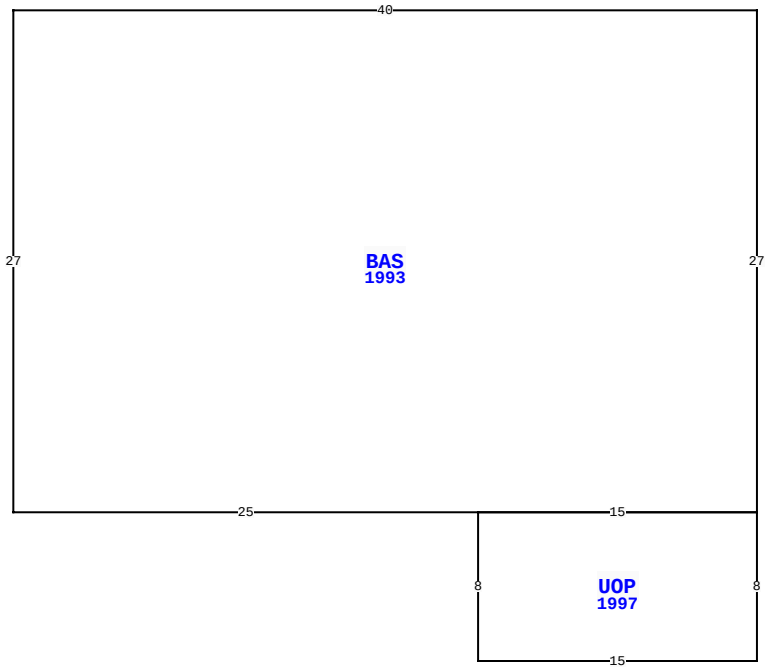
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1993	1,080	25,454
UOP	120	25	1997	30	707
TOTALS	1,200			1,110	26,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,110	98.2000	78.56	87,202	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1080 HX Base Yr



54020 WANDA WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	26,161
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	76,161
SOH/AGL Deduction	47,014
ASSESSED VALUE	29,147
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	4,147
TOTAL JUST VALUE	76,161
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B973751	REPAIR/RRF	6,900	03/01/1997
8099	MH MOVE-ON	18,000	03/22/1990
6946	MH MOVE-ON	8,000	03/23/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0806/0666	9/12/1997	QC	Q	I	06	13,500
GRANTOR: DAVIS WINSTON K						
GRANTEE: DAVIS WINSTON & SHI						
0557/0227	11/17/1988	WD	Q	V		11,100
GRANTOR: WYSE RICHARD H						
GRANTEE: DAVIS WINSTON K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S27 E25 UOP=[YR=1997] S8 E15 N8 W15$ E15 N27$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS